

HISTORIC RESOURCES COMMISSION

AGENDA (Revised)

October 19, 2017

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Randy Black (645-6821) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Thursday, November 10, 2017 – 50 W. Gay St. – First Floor - Conference Room 'A'
- III. NEXT COMMISSION MEETING – 6:00 pm, Thursday, November 17, 2017 – 50 W. Gay St. – First Floor - Conference Room 'B'
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Thursday, August 17, 2017.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

Staff Recommendations Items #1, #2, #3, #4, & #5 were converted to Staff Approvals following the Business Meeting review and subsequent discussion with the Applicants. (See below)

1. **17-10-12— *Converted to Staff Approval***
1518-20 Bryden Road
Ohio1Developers, LLC, & Royal Homes Solutions, Inc. (Applicants/Owners)
Bryden Road Historic District
2. **17-10-1317— *Converted to Staff Approval***
904 E. Broad Street
Urbanorder Architecture (Applicant)
Bryden Road Historic District
Paul Unger (Owner)
3. **17-10-14— *Converted to Staff Approval***
371-73 Chittenden Avenue
Ohio Basement Authority (Applicant)
New Indianola Historic District
Dhananjay Vasa (Owner)
4. **17-10-15— *Converted to Staff Approval***
40 E. Northwood Avenue
Bruce Queck/Mgr. (Applicant)
Northwood Park Historic District
Gerhart & Johanna Queck (Owner)



5. **17-10-16— *Converted to Staff Approval***

262 E. Lane Avenue

Rift Design/Build LLC/Attn.: Jason Bally (Applicant)

Indianola Forest Historic District

Olde Alexandria Acquisitions, LLC (Owner)

THE FOLLOWING APPLICATIONS WILL BE HEARD AT 6:00P.M.

NEW APPLICATIONS

6. **17-10-8b**

761 Bedford Avenue

Old Oaks Historic District

Seven Hills Ventures/Attn.: Dominic Bianconi (Applicant/Owner)

Application #17-10-8, 761 Bedford Avenue, Old Oaks Historic District, has been separated into Item 'a' for Staff Approval (see below) and Item 'b' for commission review. Detailed rehabilitation plans have been submitted with current photos and Pella window cut sheets and specifications. The Applicant has met with the Preservation Officer on site.

Install New Rear Parking Pad w/Screening

- Install new cement parking pad with shrubby screening in rear yard per submitted plan.

Replace Windows

- Remove all deteriorated wooden windows on all elevations.
- Install new Pella Impervia Fiberglass Windows of the same dimensions in the exact same locations.
- Front elevation windows to be 3-over-1 simulated divided lite units per submitted specifications.
- Side and rear elevation windows to be 1-over-1 units per submitted specifications.

7. **17-10-17**

726-28 S. Champion Avenue

Old Oaks Historic District

Atlas Property Solutions (Applicant)

JALT Holdings, LLC (Owner)

An Application with elevations, detailed work description, garage plan, and current photos has been submitted.

Exterior Rehabilitation—Main House

- Siding Repair
- Windows Replacement
- Doors Replacement
- Handrails & Balusters
- Remove non-original-non-contributing fire metal fire escape—Front & Rear Elevations.
- Chimney repair/tuck point
- Remove dormer—Front Elevation

Construct New Garage

- Twenty-four foot by twenty-four foot (24' x 24') wood frame garage with concrete floor per submitted plans and elevations.

STAFF APPROVALS

• **17-10-1**

2111 Iuka Avenue

Iuka Ravine Historic District

Abel Roof (Applicant)

John Sauer (Owner)

Approve Application #17-10-1, 2111 Iuka Avenue, Iuka Ravine Historic District, as submitted and with all clarifications as indicated.

Remove and Install New Asphalt Shingle Roof --House

- Remove all asphalt shingles on the main house down to the sheathing and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.



- Replace any/all damaged metal flashing.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
CertainTeed	Carriage House (dimensional) (standard 3-tab)	Stonegate Gray
GAF	Slateline (dimensional) (standard 3-tab)	English Gray Slate Weathered Slate
Certain Teed	(standard 3-tab)	Nickel Gray Weathered Wood
GAF	Royal Sovereign (standard 3-tab)	Nickel Gray
Owens Corning	(standard 3-tab)	Estate Gray
Tamko	(standard 3-tab)	Antique Slate

- **All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner's Red” at owner’s option.**
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- **Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.**

• **17-10-2**

2080 Summit Street

Iuka Ravine Historic District

Jonathan & Stephanie Cope (Applicants/Owners)

Approve Application #17-10-2, 2080 Summit Street, Iuka Ravine Historic District, as submitted and with all clarifications as indicated.

Front Porch Repair

- Install temporary bracing per industry standards and all applicable City Building Codes to support the front porch roof as necessary.
- Remove any/all damaged and deteriorated structural framing components (i.e. header, ceiling joists, rafters, stringers, etc.) as necessary.
- Retain any/all original wooden trim and moldings that are in good condition.
- Dispose of any/all unusable debris per City Code.
- Repair porch roof as necessary.
- Install new wooden porch service steps of same dimension as existing; like-for-like.
- Make any/all structural repairs per industry standards and all applicable City Building Codes and install new wooden header beam of appropriate dimensions.
- All finish trim to match the existing; like-for-like.
- **All exterior wooden trim elements to be painted and/or stained to match the existing exterior finish colors; like-for-like.**

• **17-10-3**

1126-28 Bryden Road

Bryden Road Historic District

Kerry Dobbins (Applicant/Owner)

Approve Application #17-10-3, 1126-28 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications as indicated.

Front Porch Repair

- Install temporary bracing per industry standards and all applicable City Building Codes to support the front porch



roof as necessary.

- Remove any/all damaged and deteriorated structural framing components (i.e. header, ceiling joists, rafters, stringers, etc.) as necessary.
- Retain any/all original wooden trim and moldings that are in good condition.
- Dispose of any/all unusable debris per City Code.
- Make any/all structural repairs per industry standards and all applicable City Building Codes and install new wooden header beam of appropriate dimensions.
- Reinstall the existing cedar face trim across the new header beam.
- All finish trim to match the existing; like-for-like.
- **All exterior wooden trim elements to be painted and/or stained to match the existing exterior finish colors; like-for-like.**

Rear Porch Repair

- Remove any/all damaged and deteriorated wooden balusters and fascia trim.
- Dispose of any/all unusable debris per City Code.
- **Install new wooden balusters with face trim on both sided of the hand and foot rails complete so that the balusters are sandwiched between the face trim and the baluster ends are not visible on either side.**
- **All exterior wooden trim elements to be painted and/or stained to match the existing exterior finish colors;**

• **17-10-4**

1445 Summit Street/Orton Labs

Columbus Register Property

ACUHO-I Management, LLC./Attn. Shaun Holloway, Director of I.T. (Applicant/Owner)

The neighboring property owner notified the Applicant of a large active split in the tree on the north property line. The Applicant consulted with two (2) licensed arborists and removal was recommended due to the deteriorated conditions observed. The tree removal took place as an emergency on September 25, 2017. An Application with photos of the tree conditions prior to removal and a written arborists report has been submitted. The applicant has consulted with the Historic Preservation Officer regarding the existing conditions precipitating the need for immediate tree removal.

Approve Application #17-10-4, 1445 Summit Street/Orton Labs, Columbus Register Property, as submitted.

Tree Removal

- Remove large, damaged mature tree near the north property line elevation (next to the neighboring residence) which poses a safety hazard to pedestrians and the neighboring building.
- Remove the tree stump below grade in accordance with industry standards.
- Dispose of all debris in accordance with City Code.
- *[Note: The removal, completed the week of September 25, was necessary in order to prevent potential catastrophic failure precipitated by an existing fissure in the main stem and the general condition of the deteriorated hackberry tree as indicated in the arborist's report submitted.]*

• **17-10-5**

128 East Oakland Avenue

Northwood Park Historic District

Maria-Francesca Fleming (A)

Ernst Wehausen & Maria-Francesca Fleming (O)

Approve Application 17-10-5, 128 East Oakland Avenue, Northwood Park Historic District, for renewal of expired COA # 16-9-23 (Expired: September 15, 2017), exactly as previously approved, for a period of one (1) year.

Construct a New Two-Story Garage

- Construct a new, two-story, wood frame garage//carriage house with second floor work space per submitted drawings.
- New building to be 26'6" long by 24' wide.
- Siding to be six inch (6") HardiePlank siding with cedar trim.
- Roof to be 3-tab fiberglass shingles to match house shingles—Tamko 'Antique Slate' 3-tab shingles, with ridge vent.
- Two overhead garaged doors to be on north elevation.



- Balcony to be on south elevation.
- Windows to be wood, one-over-one, double-hug sash.
- Final drawings to be submitted to the H. P. O. for final review and approval in consultation with Commissioner Morgan prior to the issuance of the Certificate of Appropriateness.

MOTION: Clark/Morgan (5-0-0) APPROVED

• **17-10-6**

196 East Northwood Avenue

John Jahn (Applicant)

Northwood Park Historic District

George Kanellopoulos (Owner)

Approve Application #17-10-6, 196 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications as indicated.

Remove and Install New Asphalt Shingle Roof --House

- Remove all slate shingles which are deteriorated and beyond repair and replacement on the main house down to the sheathing and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged metal flashing.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)
(standard 3-tab)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate
Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray
Weathered Wood

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Owens Corning

(standard 3-tab)

Estate Gray

Tamko

(standard 3-tab)

Antique Slate

- **All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red" at owner's option.**
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **17-10-7**

190 East Northwood Avenue

John Jahn (Applicant)

Northwood Park Historic District

George Kanellopoulos (Owner)

Approve Application #17-10-7, 190 East Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications as indicated.

Remove and Install New Asphalt Shingle Roof --House

- Remove all asphalt shingles on the main house down to the sheathing and dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged metal flashing.



- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

CertainTeed

Carriage House (dimensional)
(standard 3-tab)

Stonegate Gray

GAF

Slateline (dimensional)

English Gray Slate
Weathered Slate

Certain Teed

(standard 3-tab)

Nickel Gray
Weathered Wood

GAF

Royal Sovereign (standard 3-tab)

Nickel Gray

Owens Corning

(standard 3-tab)

Estate Gray

Tamko

(standard 3-tab)

Antique Slate

- **All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner's Red” at owner’s option.**
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- **Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.**

• **17-10-8a**

761 Bedford Avenue

Old Oaks Historic District

Seven Hills Ventures/Attn.: Dominic Bianconi (Applicant/Owner)

Approve Application #17-10-8a, 761 Bedford Avenue, Old Oaks Historic District, as submitted and with all clarifications as indicated.

Paint Exterior

- Prepare all exterior wooden and stucco surfaces for painting using the appropriate hand tools.
- Repair/replace all missing, damaged, and deteriorated wood and stucco as necessary according to industry standards. All replacement wood and stucco to be of same profile and dimension as the original; like-for-like.
- Prime all new and bare wood surfaces with the appropriate, exterior primer per manufacturer’s specifications.
- Glaze and caulk as necessary.
- Paint all exterior wood and stucco according to the submitted Valspar paint schedule: Front Gable Stucco = “Rugged Suede” (#4003-2B); Front Gable Wood Trim = “Cracked Pepper” (#CL15); All Wood Soffit, Eave & misc. Wood Trim = “Cracked Pepper” (#CL15); Rear Gable Wood Siding “Rugged Suede” (#4003-2B); Rear Frame Addition Vinyl Siding = “Rugged Suede” (#4003-2B); Front and Rear Entry Doors = “Cracked Pepper” (#CL15); **All Stone Lintels and Sills = ‘Sandstone Color’ (Sample to be reviewed and approved by the H. P. Officer prior to painting.)**

Repair/Replace Gutters & Downspouts

- Following all eave repair/replacement, priming, and finish coating, re-install all existing metal gutters and downspouts in serviceable condition and install new metal gutters and down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Install New Privacy Fence

- Install new, six foot high (6’ H), board-on-board, wooden privacy fence in the rear yard to match the existing and complete the rear yard fencing. Site plan with fence location to be submitted for final review and approval prior



to installation.

- Stringers are to be installed on the inside with finished side out (i.e. facing the neighboring properties).
- Solid color stain or paint sample to be submitted to the H. P. Officer for final review and approval prior to painting or staining.

Repair/Replace Sidewalks

- Repair and/or replace all public and service walks with new concrete in the exact same locations and of the exact same dimension per City Code, as necessary.

Replace Front Service Step Hand Rail

- Install new wooden hand rail system per submitted ‘Porch Example 2’.

Repair Rear Porch

- Repair/replace rear porch railings, spindles, columns, and skirting per submitted ‘Rear Porch Example 1’ and ‘Rear Porch Example 2’.

- **17-10-9**

107 E. Northwood Avenue

Northwood Park Historic District

Diane Bell (Applicant/Owner)

Approve Application #17-10-9, 107 E. Northwood Avenue, Northwood Park Historic District, s submitted.

Landscape Plan

- Remove deteriorated privacy fence and dispose of all debris per City Code.
- Install new, four foot high (48” H) wooden, picket fence approximately twenty-two running feet (+/-22’) in rear yard running east and west at the front of the existing parking pad to prevent vehicles from entering the rear yard beyond the existing pad.
- New fence to be solid color stained or painted and Applicant/Owner to submit color chip to the Historic Preservation Officer for final review and approval.
- Remove three (3) damaged and/or dying yew bushes from the front yard and dispose of all debris per City Code.
- Prepare the planting bed(s) per industry and code standards and plant three (3) ‘Burning Bushes’, nine (9) Hosta plants, three (3) Day Lillies, Two Althea Trees, and one (1) Oak tree per submitted plan.

- **17-10-10a**

511-555 Park Street, 70-100 Spruce Street

North Market Historic District

Christopher Meyers, AIA (A)

Continental Real Estate/Attn.: David Kass (O)

Approve Application 17-10-10a, 511-555 Park Street, 70-100 Spruce Street, North Market Historic District, for the renewal of the previously issued Certificate of Appropriateness (#16-12-13—approved December 15, 2016) for a period of one year from today’s date with all clarifications, as previously noted:

Development Schedule—Phase I—Hotel & Phase II Parking Plan

- Request approval of the construction of the eight (8)-story, AC Hotel with surface parking to the west per submitted plans.
- Applicant to return to the Historic Resources Commission within twelve (12) months with an update on the Phase II garage/office building status.

- **17-10-11**

96 E. Northwood Avenue

Northwood Park Historic District

Kohr Royer Griffith, Inc. (A)

Pops Holding LLC./Attn.: Connie McGreevy (O)

[NOTE: Following the determination by the City Lead Inspector, the replacement of all window sashes and remediation of all friction surfaces has been ordered prior to issuance of the Occupancy Permit.]

Approve Application 17-10-11, 96 E. Northwood Avenue, Northwood Park Historic District, s submitted and with all clarifications noted.

Remove and Install New Asphalt Shingle Roof --House

- Remove all asphalt shingles on the main house down to the sheathing and dispose of all debris according to Columbus City Code.



- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged metal flashing.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Owens Corning

Style:

(standard 3-tab)

Color:

Estate Gray

- **All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" to match the new shingles as closely as possible.**
- Upon completion, all metal valleys and flashing are to be painted "gray" to match the new shingles as closely as possible.
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Replace Window Sashes

- Remove all windows on all elevations and make all necessary repairs to insure proper operation of new wooden sash packs.
- **Install new, all-wooden, double-hung, sash packs per manufacturer's specifications and in accordance with all City Building Codes. New sashes to be of exact same profile and dimension; like-for-like.**
- **Applicant to supply manufacturer and specification of the new wooden sash packs to the Historic Preservation Officer for inclusion in the permanent property file.**

Replace Entry Doors—Front & Rear

- Remove the deteriorated and damaged front and rear entry doors and dispose of debris per City Code.
- **Install new or salvaged all-wooden doors on the front entry and rear entries following review and approval by the Historic Preservation Officer.**

Repair/Replace Gutters & Downspouts

- Following all eave repair/replacement, priming, and finish coating, re-install all existing metal ogee gutters and corrugated downspouts in serviceable condition and install new metal ogee gutters and corrugated down spouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Paint Exterior

- Repair and/or replace all damaged, deteriorated, and missing wood trim and siding elements as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.
- Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications. All finish colors to be as per submitted paint schedule: Body Color (i.e. soffits, face trim, & siding) = Behr "Suede Grey" (#PPU18-17); Primary Accent = Sherwin Williams "Snowbound" (#SW 7004); Entry Doors = Stain 'dark oak' with clear coat of varnish or polyurethane (color chip to be submitted to the Historic Preservation Officer for final review and approval); Porch Floor Decking = Behr "Boot Hill Grey" deck paint (#SC-159); Rear Fence = Behr "Suede Grey" (#PPU18-17).

Landscaping

- **In accordance with the Lead Abatement Standards, remove the front elevation shrubbery and a minimum of four inches (4") of topsoil next to the house foundation from all elevations and dispose per City Code.**
- **Install new clean topsoil and four inch depth (4" D) of hardwood mulch as required by the established Lead Abatement Standards.**



Staff Recommendations Items #1, #2, #3, #4, & #5 were converted to Staff Approvals following the Business Meeting review and subsequent discussion with the Applicants. (See above)

• **17-10-12**

1518-20 Bryden Road

Bryden Road Historic District

Ohio1Developers, LLC, & Royal Homes Solutions, Inc. (Applicants/Owners)

Approve Application #17-10-12, 1518-20 Bryden Road, Bryden Road Historic District, as submitted and with all clarifications indicated.

Construct New Frame Garage

- Construct a new, wood frame garage per submitted plans and elevations.
- New garage to be twenty-four feet wide by twenty-two feet deep (24'W x 22'D) with cement block foundation, cement floor, sixteen foot wide (16'W) overhead door, with four foot (4') setback per submitted plans and elevations.
- Siding to be three and one half inch (3 ½") bevel lap HardiBoard with wooden face and eave trim per submitted plans and elevations.
- Siding and trim paint colors to match the existing trim color on the residence.
- Roof shingles to match the gray slate roof of the residence.
- C. of A. to be held on file pending submittal of all finish details including, but not limited to, roof shingles, siding and fascia details, paint/stain color chips, dimensioned drawings, etc.

8. **17-10-13**

904 E. Broad Street

Bryden Road Historic District

Urbanorder Architecture (Applicant)

Paul Unger (Owner)

Approve Application #17-10-13, 904 E. Broad Street, Bryden Road Historic District, as submitted and with all clarifications indicated.

Construct Rear Porch

- Construct new, ten foot wide (10' W) covered rear porch with fifteen foot wide (15' W) 'turret' per submitted plans and elevations.
- C. of A. to be held on file pending submittal of all finish details including, but not limited to, roof shingles, paint/stain color chips, dimensioned drawings, skirting, columns, flooring, etc.

• **17-10-14**

371-73 Chittenden Avenue

New Indianola Historic District

Ohio Basement Authority (Applicant)

Dhananjay Vasa (Owner)

Approve Application #17-9-14, 371-73 Chittenden Avenue, New Indianola Historic District, as submitted and with all clarifications indicated.

Repair Rear Foundation Wall—Basement

- Prepare any/all temporary structural support system per industry standards and all applicable City Building Codes.
- Remove twenty-eight feet (28 ft.) of deteriorated stone foundation wall in basement.
- Dispose of any/all debris per City Code.
- Install new cement block in the same location per submitted sections and plans.
- **NOTE: Approximately thirty six inches (+/- 36") of the above-grade returns on the southeast and southwest corners of the new rear foundation to be stone to match the existing stone foundation on the east and west elevations.**



• **17-10-15**

40 E. Northwood Avenue

Bruce Queck/Mgr. (Applicant)

Northwood Park Historic District

Gerhart & Johanna Queck (Owner)

Approve Application 40 E. Northwood Avenue, Northwood Park Historic District, as submitted and with all clarifications indicated.

Resurface Drive & Apron

- Remove approximately eight hundred and sixteen square feet (+/-816 sq. ft.) of existing deteriorated stone and concrete sections of the driveway and apron per submitted plan.
- Dispose of any/all debris per City Code.
- Install new, Glen-Gery York Flashed, 4” x 8” extruded brick pavers per submitted samples and herringbone pattern indicated.
- The existing four foot (4’) concrete apron and concrete service walk to remain smooth concrete.

• **17-10-16**

262 E. Lane Avenue

Rift Design/Build LLC/Attn.: Jason Bally (Applicant)

Indianola Forest Historic District

Olde Alexandria Acquisitions, LLC (Owner)

Approve Application #17-10-16, 262 E. Lane Avenue, Indianola Forest Historic District, as submitted and with all clarifications indicated.

Install New Wooden Windows—Main House

- Remove all windows completely and dispose of any/all debris per City Code.
- Install new, all-wood, Marvin Windows, of same dimensions and styles as the original windows and as per the submitted window schedule.
- Double-hung units to be replaced with same and casement units to be replaced with same.
- Basement kitchen window to be replaced with Marvin Wood Ultimate Replacement Awning unit.

Repair Steel Casement Windows—Rear Stucco Addition

- Examine the existing, contributing, steel casement windows on the rear (north) stucco addition for soundness.
- Repair and/or replace any/all damaged, deteriorated, or missing metal sash and framing components in accordance with preservation, industry and City Building Code standards; like-for-like.
- Mask any/all adjacent building surfaces to prevent damage or etching caused by the metal surface preparation and repainting.
- Prepare all metal surfaces for repainting by removing any/all rust and loose paint with appropriate power tools (i.e. electric or air grinders) or sandblasting equipment.
- **Sandblasting is not recommended. Metal surface preparation by sandblasting requires extreme care to ensure that only the metal casement window components are impacted. Sand grit, air pressure, and nozzle tip orifice dimension are to be in accordance with industry standards, manufactures’ specifications, and determined by the existing metal type and condition. Contact the Historic Preservation Office staff if sandblasting is being requested.**
- Replace any/all missing and broken glass.
- Solid prime any/all bare metal with exterior metal primer according to manufacturer’s specifications.
- Re-glaze as necessary with metal window glazing compound according to manufacturer’s specifications and industry standards.
- Caulk the metal casement window framing where it engages with the surrounding building fabric in accordance with preservation, industry and City Building Code standards.
- Apply finish coats(s) to the clean, dust-free metal window components in accordance with manufacturer’s specifications. Finish color to be submitted to the H. P. O. staff for final review and approval prior to applying any/all top coats.
- Metal casement windows to be fully operational upon completion of the repairs and painting.

Paint Exterior

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements as necessary.
- All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like.



- Prepare all wood windows and exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications. All finish colors to remain the same as currently existing.
- **All previously painted stone lintels and sills to be painted a 'Stone Color' that closely matches the original stone color (Sample to be reviewed and approved by the H. P. Officer prior to painting.)**

Repair Front Porch

- Remove any/all damaged, deteriorated, and missing T & G, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, T & G, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, T & G wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; color to match the existing.
- Restore the front porch banisters/hand rails and balusters as necessary.
- Applicant to submit all work specifications and section drawings to the Historic Preservation Officer for final review and approval prior to beginning any/all front porch repairs.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURN

